



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Greg Avenue, Bollington, Cheshire, SK10 5HR

Presented to the highest of standard, a three bedroom detached family property occupying a convenient location with beautifully landscaped gardens. NO CHAIN.

Asking Price £385,000

Constructed of reclaimed Cheshire brick 1 Greg Avenue is a spacious family property presented to the highest of standards and ready for immediate occupation.

During the present owners time in residence all the windows and doors have been replaced and oak doors have been fitted to the internal accommodation together with a stunning kitchen, new electrics and a very recently installed gas fired central heating boiler.

The property briefly comprises on the ground floor an entrance vestibule, cloakroom/WC, good sized lounge open to luxuriously appointed breakfast kitchen which in turn leads to the conservatory. At first floor level the landing allows access to three well proportioned bedrooms and two bathrooms (one en-suite). The property is warmed by a new gas fired central heating system augmented by uPVC double glazed windows throughout.

We would strongly recommend an internal inspection of this delightful home in order to fully appreciate the fine merits it has to offer.

The property occupies a delightful cul-de-sac location and enjoys a front garden laid mainly down to lawn with borders, shrubs and driveway allowing ample hard standing for a motor vehicle and easy access to the garage. To the rear of the property the gardens are beautifully landscaped and enjoy two seated paved areas, well stocked flower borders all of which are fully enclosed.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed out of High Street turning left into Palmerston Street. Continue towards Macclesfield for approximately one mile turning right into Albert Road. After a short distance turn left into Greg Avenue where No.1 can be found immediately on the left hand side.

ACCOMMODATION

ENTRANCE VESTIBULE

CLOAKROOM

With low level WC, vanity wash hand basin with drawers below, wall mounted gas fired central heating boiler, half tiled walls.

LOUNGE 17'9 x 16'6

A bright and spacious room with feature media wall and electric log effect fire below, deep bay window with internal blinds, two double radiators with radiator cabinets, two wall light points.

RECENTLY REFITTED BREAKFAST KITCHEN 16'5 x 10'10

Comprising an excellent range of base, eye level and drawer units and display cabinets, pull out waste draw, integrated microwave, Range cooker with five ring gas hob and electric oven, extractor hood over and attractive tiled splashback, centre island comprising cupboards, drawers and integrated dishwasher, Belfast sink with mixer tap, Quartz working surfaces, Amtico floor with underfloor heating, French doors to outside, open to:

CONSERVATORY 10'3 x 9'2

Solid roof and inset spot lights.

FIRST FLOOR

LANDING

Access to loft, built in airing cupboard.

BEDROOM ONE 13' x 10'7

Double radiator with cabinet.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin with cupboards and drawers below, low level WC, fully tiled walls, chrome heated towel rail.

BEDROOM TWO 10' x 8'8

Double radiator with cabinet, TV aerial point.

BEDROOM THREE 10'8 x 7'9

Double radiator with cabinet.

BATHROOM

Comprising panelled bath with shower over, low level WC, vanity wash hand basin with cupboards and drawers below, chrome heated towel rail, fully tiled walls, tiled floor.

OUTSIDE

Beautifully landscaped gardens as previously mentioned.

GARAGE

With up and over door, electric light and power, plumbing for washing machine.

DRIVEWAY

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Ground Rent is £50 pa.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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